

**3933 62 Street NW  
Calgary, Alberta**

**MLS # A2213603**



# \$785,000

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,419 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Rectangular Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** 2 Garage door remotes, Fridge x 2,

Stunning New Construction End-Unit Townhome with LEGAL 2-Bedroom Suite! Welcome to this beautifully designed end-unit 5-bedroom, 3.5 bathroom townhome, thoughtfully built by Elite Venture Homes. Offering a rare opportunity to own a 2-bedroom legal basement suite with a separate entrance—perfect for extended family or rental income. Step inside and experience modern elegance with 9’ ceilings on both the main level and basement, creating a spacious, airy feel throughout. The garage comes fully insulated and drywalled, adding year-round comfort and functionality. The upper level contains 3 bedrooms, 2.5 bathrooms, Dedicated laundry room, Quartz countertops, Designer 30” textured flat panel kitchen cabinets, Full-height tile backsplash, Double bowl stainless steel undermount sink, Premium 4-piece Frigidaire stainless steel appliance package, including electric range, fridge, dishwasher, and OTR microwave. Quality finishes including LVP, tile, and carpet flooring. 9-foot ceiling on main floor and 9-foot basement ceiling height. Wire storage organizers in laundry, pantry, and all closets. Garage is insulated and drywalled (Mud and tape) with a 12” HP garage door-opener with two remotes. The lower-level legal basement suite contains 2 bedrooms and 1 full bathroom. Full kitchen with matching finishes and appliances, Separate laundry area and a PRIVATE entrance for added convenience and privacy. Peace of mind comes standard with a New Home Warranty, ensuring quality and protection for years to come. Situated in Calgary’s most sought-after community, you’re just steps away from: Scenic Bow River walking and biking paths, Beautiful parks, playgrounds, and top-rated schools. With easy access to Market Mall, Winsport, restaurants, Highway 1, and local shops. Neighbouring unit 1635 (A/B) are also

available&mdash;don&rsquo;t miss your chance to invest in modern, income-generating living with unmatched style and comfort. Welcome home to a lifestyle of convenience, comfort and a sound investment.